084.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,600 / 755,600
					USE VALUE:	755,600 / 755,600
					ASSESSED:	755,600 / 755,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN DAWN E &	
Owner 2:	GREENWOLD DAVID J	
Owner 3:		
Street 1:	500 WESTOVER DR #12449	
Street 2:		
Twn/City:	SANFORD	
St/Prov:	NC Cntry:	Own Occ: N
Postal:	27330	Type:

PREVIOUS OWNER

Owner 1:	SHAW LAURA -
Owner 2:	-
Street 1:	69 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1667 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	325,500		430,100	755,600
Total Card	0.149	325,500		430,100	755,600
Total Parcel	0.149	325,500		430,100	755,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.27 | /Parcel: 453.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 52800
GIS Ref:
GIS Ref:
Insp Date: 10/20/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 084.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,500	0	6,480.	430,100	755,600	755,600	Year End Roll	12/18/2019
2019	101	FV	247,600	0	6,480.	423,900	671,500	671,500	Year End Roll	1/3/2019
2018	101	FV	247,600	0	6,480.	325,600	573,200	573,200	Year End Roll	12/20/2017
2017	101	FV	214,000	0	6,480.	307,200	521,200	521,200	Year End Roll	1/3/2017
2016	101	FV	208,300	0	6,480.	282,600	490,900	490,900	Year End	1/4/2016
2015	101	FV	196,800	0	6,480.	264,200	461,000	461,000	Year End Roll	12/11/2014
2014	101	FV	196,800	0	6,480.	243,300	440,100	440,100	Year End Roll	12/16/2013
2013	101	FV	196,800	0	6,480.	243,300	440,100	440,100		12/13/2012

!6849!

PRINT

Date	Time
12/10/20	21:33:22

LAST REV

Date	Time
07/15/19	14:19:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6849

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAW LAURA,	1500-102		11/29/2016		710,000	No	No		
LUDWIG DONALD/E	1195-30		10/29/1998		307,000	No	No		Y

USER DEFINED

Prior Id # 1:	52800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	Mail Update	MM	Mary M
10/20/2016	Measured	DGM	D Mann
12/2/2008	Measured	189	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Meas/Inspect	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	70.	0.95	6									430,081						430,100	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,081 | Spl Credit | Total: 430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33988166
Const Adj.:	0.98990101
Adj $ / SQ:	172.426
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399857
Depreciation:	74373
Depreciated Total:	325484

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

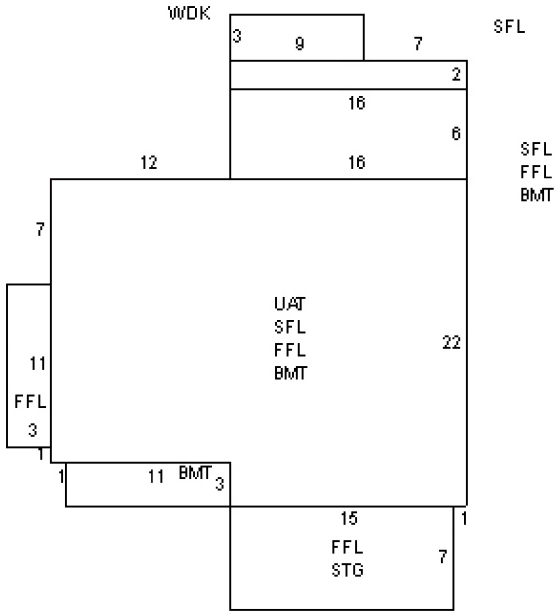
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.43
Special Features:	0	Val/Su Net:	129.78
Final Total:	325500	Val/Su SzAd	213.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	814	172.430	140,354
BMT	Basement	709	51.730	36,675
SFL	Second Floor	708	172.430	122,077
UAT	Upper Attic	145	120.700	17,501
STG	Storage	105	7.820	822
WDK	Deck	27	15.840	428

Net Sketched Area:	2,508			Total:	317,857
Size Ad	1522	Gross Are	2943	FinArea	1667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	